



PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.

KEYSTONE ESTATES  
DIVISION NO. 2  
PORTION OF SECTION 22, T.31N., R.1E., W. M.  
ISLAND COUNTY, WASHINGTON

3999000 - 01

83.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that this plat of KEYSTONE ESTATES DIVISION #2 is based upon an actual survey and subdivision of Section 22, Township 31 North, Range 1 East of the  
Williamsite Meridian; that the distances, courses and angles are shown thereon correctly;  
the monuments have been set and all lot corners have been properly marked and  
correctly located.

Done at St. Paul, Minnesota  
License No. 12719  
Expiration Date: December 31, 1973

APPROVALS

Approved by the Board of County Commissioners: 16 day of April, 1973.  
County Auditor: [Signature]  
Board of County Commissioners: [Signature]

Examined and approved in accordance with RCW 58.17.160 (1) this 16 day of April, 1973.  
County Engineer: [Signature]

I, [Signature], Treasurer of Island County, Washington, do hereby certify that all taxes on the above property are fully paid to and including the year 1973.

Approved by me this 16 day of April, A.D., 1973.  
County Planning Director: [Signature]

Not Certificate recorded in volume 270, page 347, file no. 240781.

Filed for record at the request of [Signature] on April 19, 1973, at 1:45 minutes past 1 P.M. and recorded in Volume 41 of Plate, page 83, records of Island County, Washington - File No. 240782.

ACKNOWLEDGEMENTS

THIS IS TO CERTIFY that on the 1 day of January, A.D., 1973, before me, the undersigned, a Notary Public, personally appeared [Signature], known to me to be the President and Vice-President of the [Signature] Corporation, and acknowledged the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and that the seal affixed is the Corporate Seal of said Corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at [Address]

STATE OF WASHINGTON )  
COUNTY OF ISLAND ) ss

THIS IS TO CERTIFY that on the 1 day of January, A.D., 1973, before me, the undersigned, a Notary Public, personally appeared [Signature], known to me to be the Vice-President of the [Signature] Corporation, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on an oath stated that [Signature] authorized to execute the said instrument and that the seal affixed is the Corporate Seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.  
Notary Public in and for the State of Washington, residing at [Address]

STATE OF WASHINGTON )  
COUNTY OF ISLAND ) ss

THIS IS TO CERTIFY that on the 14 day of February, A.D., 1973, before me, the undersigned, a Notary Public, personally appeared [Signature], known to me to be the [Signature] Manager of [Signature], and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on an oath stated that [Signature] authorized to execute the said instrument and that the seal affixed is the Corporate Seal of said Corporation.

Witness my hand and official seal hereto affixed the day and year first above written.  
Notary Public in and for the State of Washington, residing at [Address]

PREPARED BY: DELTA

KEYSTONE ESTATES DIV. NO. 2

CURVE DATA

A	R = 25.00' L = 66°39'53" T = 37.81' C = 23.56'	H	R = 40.00' L = 77°54'28" T = 54.40' C = 32.34'
B	R = 25.00' L = 65°52'55" T = 37.47' C = 23.26'	I	R = 40.00' L = 99°45'34" T = 69.65' C = 47.47'
C	R = 300.00' L = 7°27'12" T = 39.02' C = 59.00'	J	R = 527.50' L = 22°45'17" T = 209.49' C = 106.15'
D	R = 275.00' L = 7°27'12" T = 35.77' C = 17.91'	K	R = 527.50' L = 10°06'09" T = 93.01' C = 208.12'
E	R = 25.00' L = 59°42'59" T = 37.81' C = 16.98'	L	R = 527.50' L = 1°56'04" T = 7.37' C = 14.74'
F	R = 40.00' L = 38°47'44" T = 27.08' C = 14.08'		
G	R = 40.00' L = 42°58'19" T = 30.00' C = 23.30'		

DESCRIPTION

A tract of land on Whidbey Island in Island County, Washington in Section 22, Township 31 North, Range 1 East, Williamsite Meridian described as follows:  
Commencing at the U.S.C. & G.S. station "ADMIRALTY WEST BASIN"; thence S 27° 40' 18" W 296.60 feet to a point of tangency of a curve on the South right-of-way line of State Highway 113 and the true point of beginning; thence N 57° 35' 30" E along said South right-of-way, 816.26 feet to the East boundary of Old Ft. Casey; thence N 00° 07' 40" W 24.25 feet; thence N 62° 02' 46" E 86.68 feet; thence S 27° 57' 14" E 441.19 feet to the line of ordinary high tide; thence along said line of high tide S 61° 42' 35" W 409.54 feet; thence continuing along said line of high tide, S 54° 15' 23" W 510.38 feet to the intersection of the East boundary of property owned by the United States of America; thence along said boundary, N 27° 05' 20" W 126.67 feet to an angle point in said boundary; thence N 67° 15' 50" W 478.68 feet to a point on the South right-of-way line of State Highway 113; thence Easterly along a curve to the left, the radius point which bears N 02° 03' 00" E 527.50 feet, through a central angle of 34° 27' 28" an arc length of 317.24 feet to the point of beginning.  
The above described property includes all that portion of the Plat of Chicago Lying West of the East line of lots 12 in blocks 61, 62 and 63.

RESTRICTIONS

It is the intent of the Dillingham Development Company that a sanitary sewer system will be built to serve all tracts and parcels in the Proposed Plats of Keystone Estates, Division 2, Keystone Shores, Division 1, and Keystone Shores, Division 2.

Dillingham Development Company hereby covenants and agrees, and the same shall be binding upon purchasers of any residential lot in said plats, that no temporary private on-site sewage disposal system, involving the use of a septic tank and drainfield, may be constructed unless said construction be done in the following manner:

- Individual sanitary disposal systems shall consist of the following:
- Double compartment septic tanks
  - Five feet total depth permeable soil acceptable to Island County Health Department
  - Minimum 864 square feet of percolation bed

Such covenant shall be in full force and effect until Dillingham Development Company has satisfactorily installed its proposed Plat of Keystone Shores Division Number Two and the proposed Plat of Keystone Estates Division Number Two these covenants shall run with the land and be binding on all successors and assigns.

No direct access from any lot to SRI 14 shall be allowed.  
No lot owner shall block, divert or restrict any natural or constructed drainage course following original reasonable grading of roads and ways thereon.

For further restrictions and stipulations see Protective Covenants, Island County Auditor's File # 240782 recorded ABN 19, 17X3 Volume 470 Page 431

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we the undersigned, owners in fee simple of land hereby platted, hereby declare this plat, and reserve the right to make all necessary slopes for cuts and fills upon the lots shown on the plat, in reasonable original grading of the road; also right to drain the road over and across any lots where water might take natural course after the road is graded, and said owners of the land above described, embraced and covered by said plat do hereby for themselves and their successors and assigns waive all claims and damages to the property included in the plat. Tract "A" is hereby declared a Community area. All roads remain private and are hereby dedicated to the Keystone Community Association, a Washington Non-Profit Corporation.  
Tracts "B" and "C" to be reserved for future development.  
I, witness thereof I have hereunto set my hand and seal, this day, 16 day of April, 1973.  
Dillingham Development Company  
by [Signature] Secretary  
by [Signature] President

EASEMENTS

Easement for water line together with rights of access thereto as disclosed by that certain judgment and decree entered October 8, 1965, under Island County Superior Court Case No. 5001.

Easements for water and electrical systems over and across the herein described property, as disclosed by deed dated August 12, 1957, recorded under Auditor's File No. 1111293, and by Instrument dated May 20, 1957, recorded under Auditor's File No. 108893, records of Island County, Washington.

An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone Company, and the Keystone Community Association, a Washington non-profit organization, and their respective successors and assigns under and upon the exterior 10 feet of front and rear boundary lines and under and upon the exterior 5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, and the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes.  
All permanent utility service shall be provided by underground service exclusively.

THIS IS TO CERTIFY THE DEDICATION AND ACKNOWLEDGEMENTS ARE SIGNED  
AS FOLLOWS:

DEDICATION: Dillingham Development Company  
By Robert E. Drew Asst. Vice President

Island Savings and Loan Assoc.  
Byron C. Pratt, V.P.

Seattle First National Bank  
By Sandra J. Stevenson, Pro. Mgr.

First Realty, Inc.  
By R. C. Hanson

#### ACKNOWLEDGEMENTS

State of Washington )  
County of Island ) SS

THIS IS TO CERTIFY that on the 1 day of February A.D., 1973, before me, the undersigned, a Notary Public, personally appeared R. C. Hanson Robert E. Drew, to me known to be the President and Assistant Vice-President First Realty, Inc. and of Dillingham Development Corporation respectively the corporations that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Frances M. Smith  
Notary Public in and For the State  
of Washington, residing at:  
Bainbridge Island

State of Washington )  
County of Island ) SS

THIS IS TO CERTIFY that on the 1 day of February A.D., 1973, before me, the undersigned, a Notary Public, personally appeared Byron C. Pratt to me known to be the Vice-President of Island Savings & Loan Assn. the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on an oath stated that he is authorized to execute the said instrument and that the seal affixed is the Corporate Seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Frances M. Smith  
Notary Public in and for the State  
of Washington, residing at:  
Bainbridge Isl.

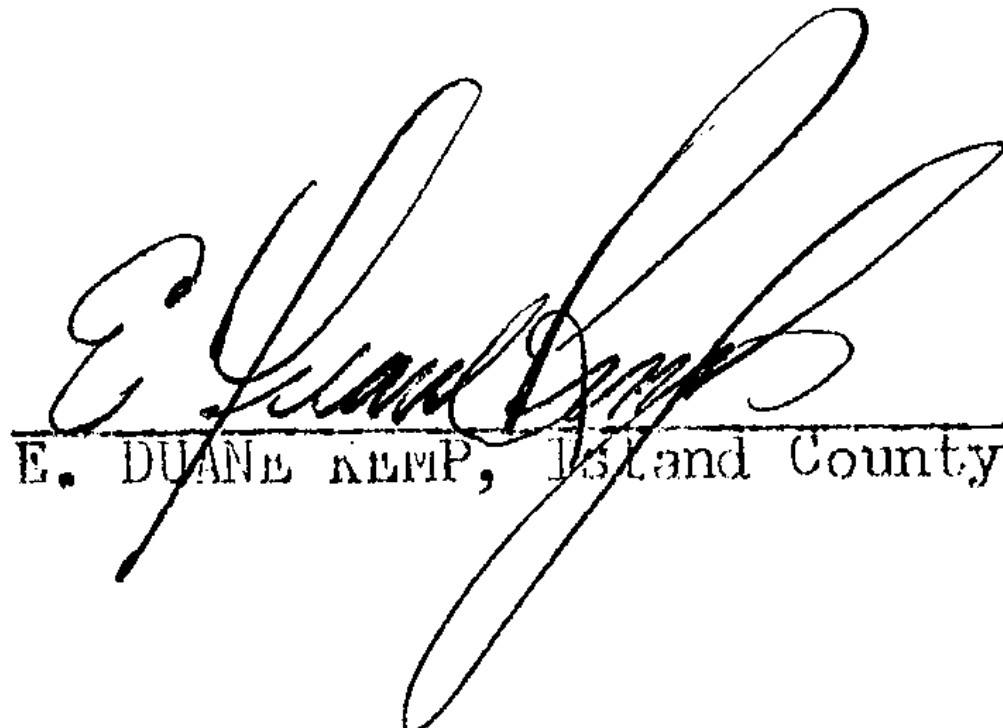
## ACKNOWLEDGEMENTS CONT.

State of Washington     )  
 County of Island        ) ss

THIS IS TO CERTIFY that on the 1st day of February A.D., 1973, before me, the undersigned, a Notary Public, personally appeared Sandra J. Stevenson to me know to be the ~~Assistant~~ Manager of ~~Seattle-1st Nat'l Bank~~ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she authorized to execute the said instrument and that the seal affixed is the Corporate Seal of said Corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Judith C. Stone  
 Notary Public in and for the  
 State of Washington residing at:  
 Lynnwood

  
 E. DUANE KEMP, Island County Auditor